

TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 22, 2018
DRAFT MINUTES

ROLL CALL: 7:00 PM

ATTENDANCE: Commissioners: Todd Doyle, Jared Grise and Josh Smilowitz; Alternates: Michael D'Amato and Michael Johnson; Brian Pudlik, ZEO and Secretary to ZBA

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Thursday, February 22, 2018, at 7:00 p.m., to hear and act on the following petitions:

#14-17 Appeal of the Zoning Enforcement Officer's decision to sign the permit application issued through the Town of West Hartford Division of Engineering thereby allowing the replacement and expansion of the driveway and parking area at 46 Kingswood Road such that it is, at certain points, closer than two (2) feet to the property line of 50-52 Kingswood Road and that it creates an unsafe condition.
Postponed from the January 17, 2018 regular meeting of the ZBA
Postponed to the March 21, 2018 regular meeting of the ZBA

#01-18 **14 Coolidge Road** – Petition of M.S. Rosenblit for renewal of a Special Exception in order to operate a law office as a Customary Home Occupation as an accessory use to the residence for a period of five (5) years per Section 177-49 (C) of the Zoning Ordinances per plans on file. **R-13 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. This permission is granted for a period of five (5) years. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be: Monday-Friday: 9:00a.m.-5:00p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No signage
5. No employees
6. Client parking must be on the driveway, on site.
7. Only one client at a time may be seen on the premises (no overlapping of clients).

VOTE: 4-0; Voting in favor were Commissioners: D'Amato, Grise, Johnson and Smilowitz
Opposed- 0
Petition approved.



#02-18 **7 Raymond Road** - Petition of B. Hajdasz of Modern Tire WH, LLC seeking location approval for a Motor Vehicle Dealers/Repairers License per plans on file.
CBDH zone

At the regular meeting of the Zoning Board of Appeals, the following action was taken:

Commissioner Johnson made a motion to grant the petition; second by Commissioner Grise.

The Board made its decision to grant the petition with the following conditions:

1. The hours of operation for repairs and sales shall be: Monday – Friday 7:30am -5pm; Saturday 7:30am - 12pm and closed on Sundays.
2. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
3. No dismantled/junk vehicles shall be stored outside the building.
4. No discarded parts shall be kept outside the building.

VOTE: 4-0 Voting in favor were Commissioners: D’Amato, Grise, Johnson and Smilowitz.
 Opposed- 0

Petition Approved.

#03-18 **1563 Asylum Avenue** – Petition of J. Tunskey of TO Design, LLC requesting a variance to Section 177-33 (E)(3) Signs in connection with special use permits authorized by the Town Plan and Zoning Commission which allows a maximum sign area of 25 sf and one (1) sign per lot. Requesting a variance of +/- 121 square feet for the installation of three (3) signs of +/- 26 square feet of total signage on a new entry gate at the Walbridge Road entry to Elizabeth Park, and to legalize a total of 12 signs of varying sizes located in several locations elsewhere around the Park, per plans on file. **R-10 zone**
Public hearing opened and continued to the March 21, 2018 regular meeting of the ZBA

#04-18 **34 Grissom Drive** – Petition of K. Shantidas requesting a variance to section 177- 20 (E), Obstructions in Yards. Requesting a +/-14’ variance to the required 30’ rear yard setback requirement for the construction of a 14’ x 21’ deck on the rear of the home, per plans on file. **R-10 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances
2. Variance request is minor and will not adversely impact neighboring properties.
3. Variance is in character with the surrounding properties.
4. The shape of this lot and the home’s position on the lot limits the homeowner’s ability to create usable outdoor recreation area off of the main living area of the home.
5. The deck must remain a deck and at no point shall the deck be enclosed or otherwise made into indoor living space without first applying for a variance to do so. (Condition made by a motion from Commissioner Grise and a second by Commissioner D’Amato)

VOTE ON AMENDED MOTION: 4-1; Voting in favor were Commissioners: D'Amato, Grise, Johnson and Smilowitz
Opposed- Commissioner Doyle
Petition approved.

- Approval of minutes from the regular meetings held on November 15, 2017 (postponed until the March 21st ZBA meeting) & December 20, 2017 (Motion: Doyle; Second: Johnson/ Approved
- Approval of the 2017 ZBA Annual Report (Postponed until the March 21st ZBA meeting)
- Adjournment (Motion: Doyle; Second: Smilowitz/ Approved. Meeting adjourned at 7:35pm